

<b>Applicant</b>	Riverside Landings / John Boisseau	
<b>Request</b>	Plat Approval: Riverside Landings	
<b>Location</b>	1219 SW 5 <sup>th</sup> Court	
<b>Legal Description</b>	Lot 1 of Block 1 and lots 1,2,3,4,5, e ½ lot 6, e ½ lot 19, lots 20, 21,22,23 of the Riverside Addition to Ft. Lauderdale, A subdivision according to the amended plat, recorded in Plat Book 1, Page 13 of the public records of Broward County, Florida	
<b>Property Size</b>	2.5357 acres approximately	
<b>Zoning</b>	RS-8 and RD-15	
<b>Existing Land Use</b>	Five (5) single-family dwelling on property	
<b>Future Land Use Designation</b>	Residential Low-Medium Residential Medium	
<b>Comprehensive Plan Consistency</b>	<b>Consistent-</b> Proposed seven (7) single-family units and the four (4) two family units comply with the density limitations of Low-Medium Land Use Designation	
<b>Other Required Approvals</b>	City Commission (by Resolution)	
<b>Applicable ULDR Sections</b>	Sec. 47-24.5, Subdivision Regulations Sec. 47-25.2, Adequacy Requirements	
<b>Notification Requirements</b>	Sign posting within 15 days of meeting (Sec .47-27.4.A.1.)	
<b>Action Required</b>	Recommend approval or denial of the Plat to City Commission	
<b>Project Planner</b>	<b>Name and Title</b>	<b>Initials</b>
	Yvonne M. Redding, Planner I	
<b>Authorized By</b>	Jimmy Koeth, Principal Planner	
<b>Approved By</b>	Mark LaFerrier, AICP, Planning & Zoning Director	

**Request:**

This is a request to re-plat a 2.5357 acre parcel of land for the purpose of constructing seven (7) single family dwelling units and four (4) two family units. This platted parcel of land is located at 1219 SW 5 Court, which is on the north side of SW 5<sup>th</sup> Court and immediately south of the New River.

**Property/Project Description:**

The plat contains a note that restricts the property to seven (7) single-family home sites and four (4) two family home. An additional note has been placed on the Plat which states that this site has been determined to be in an archeologically significant area and

that, prior to demolition, construction, or any substantial ground disturbing activities, the applicant must meet the requirements of Sec. 47-25.2 which may include, but are not limited to, a Phase I Archeological Survey.

This plat was reviewed by the Development Review Committee at the February 8, 2005 meeting. All comments have been addressed and signoffs from the City Surveyor, the Engineering Design Manager, and the Planning Department have been obtained.

Pursuant to the Sec. 47-25.2.F., Adequacy Requirements, residential plats are required to contribute a minimum of three (3) acres property per one thousand (1,000) residents, or a cash equivalent value. The applicant will be required to pay a cash equivalent value of seventeen thousand, two hundred twenty (\$17,220) dollars towards a Parks and Open Space Impact Fee prior to receiving Final DRC sign-off by the City Engineer, City Surveyor, the City's Parks & Recreation Parks Planner, and the Planning Dept.

**Comprehensive Plan Consistency:**

Consistent with Land Use Element, Objective 5 which states "the City's subdivision regulations shall be consistent with Broward County regulations, including platting requirements". This plat is consistent with County regulations.

**Planning & Zoning Board Review Options:**

The Planning and Zoning Board shall determine whether the proposed plat meets the provisions of this section and other applicable land development regulations and shall forward its recommendation (approval or denial) to the City Commission.

**Staff Determination:**

The proposed plat meets the requirements of ULDR Sec. 47-24.5, Subdivision Regulations.

Staff recommends approval of the plat request with the condition that the applicant will be required to pay a Park Impact Fee of seventeen thousand, two hundred twenty (\$17,220) dollars and that this impact fee must be paid PRIOR to final DRC sign-off by the City Engineering, City Surveyor, the City's Parks & Recreation Planner, and the Planning Dept.